

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B (VI.C.3) To permit a sideyard setback of 18 feet instead of the required 25 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Want to have room added to side of house for utility room.
Kitchen is too small for washer/dryer/hot water heater and furnace. We are too close to property line now - so we need this variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Phone No.: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Phone No.: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
William Thomas Palmisano
821 Seckel Ct. 247-5737
Baltimore, Maryland 21227
City and State: _____
Name: _____
Address: _____
City and State: _____
Phone No.: _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of November, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of January, 1982, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. William T. Palmisano
821 Seckel Court
Baltimore, Md. 21227

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of November, 1981.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: William Thomas Palmisano, et ux
Petitioner's Attorney: _____ Reviewed by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
TO: Zoning Commissioner Date: January 13, 1982
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-160-A

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

January 13, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #98, Zoning Advisory Committee Meeting, November 24, 1981, are as follows:

Property Owner: William Thomas and Dorothy Lee Palmisano
Location: SW corner Hollins Ferry Road and Seckel Court
Acres: 41.04 x 105
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

1/21
82-160-A

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

December 10, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #98 (1981-1982)
Property Owner: William Thomas & Dorothy Lee Palmisano
S/W corner Hollins Ferry Rd. and Seckel Ct.
Acres: 41.04 x 105 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 98 (1981-1982).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

C-NE Key Sheet
21 SW 7 Pos. Sheet
SW 6 B Topo
109 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 11, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oob
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. William T. Palmisano
821 Seckel Court
Baltimore, Maryland 21227

RE: Item No. 98
Petitioner - William Thomas Palmisano, et ux
Variance Petition

Dear Mr. & Mrs. Palmisano:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

Pursuant to the advertisement, posting of property, and public hearing on the Petition; and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of January, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 18 feet instead of the required 25 feet, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

ORDER REQUIRED FOR FILING
DATE *Jan 21 1982*
BY *John R. Long*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William P. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: November 24, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning variance items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #80 - Edwin J. & Catherine McClaeskey
- Item #83 - John Frank, Sr.
- Item #84 - White Marsh Mall, Inc.
- Item #85 - Harry Giardina
- Item #87 - Harold P. & Elaine L. Rothman
- Item #89 - Donald Ray & Dolores P. McCoy
- Item #90 - Betty Lee Dulany, et al
- Item #91 - Marine Oaks
- Item #92 - John W. Huber
- Item #93 - Anna E. E. Schneider
- Item #94 - Cassius D. & Shirley V. Miller
- Item #95 - American Telephone & Telegraph Co.
- Item #96 - American Telephone & Telegraph Co.
- Item #97 - American Telephone & Telegraph Co.
- Item #98 - William Thomas & Dorothy Lee Palmisano
- Item #99 - Salvatore Spitaleri
- Item #100 - Clarence & Karen Miller

Jan J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JJP/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7300

PAUL H. REINCKE
CHIEF

December 16, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William Thomas and Dorothy Lee Palmisano

Location: SW/Cor. Hollins Ferry Road and Seckel Court

Item No.: 98

Zoning Agenda: Meeting of November 24, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the events indicated with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Jan J. Forrest* Noted and Approved: *Stephen W. Barnett*
Planning Group Fire Prevention Bureau
Special Inspection Division

TH/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Nick Commodari Date: December 3, 1981
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting
of November 24, 1981

- | | |
|--------------|-------------------|
| ITEM NO. 94 | See Comments |
| ITEM NO. 95 | Standard Comments |
| ITEM NO. 96 | Standard Comments |
| ITEM NO. 97 | Standard Comments |
| ITEM NO. 98 | Standard Comments |
| ITEM NO. 99 | See Comments |
| ITEM NO. 100 | See Comments |
| ITEM NO. 101 | See Comments |
| ITEM NO. 102 | See Comments |

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubiel, Superintendent

Towson, Maryland - 21204

Date: November 18, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 24, 1981

RE: Item No: 94, 95, 96, 97, 98, 99, 100, 101, 102
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population. (except Item 101).

Item 101 has no adverse effect on student population.

Very truly yours,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/Lp

PETITION FOR VARIANCE

13th DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest corner of Hollins Ferry Road and Seckel Court
DATE & TIME: Thursday, January 21, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 18 feet instead of the required 25 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.3.B (VI.C.3) - Minimum side yard setback in D.R. 10.5 Zone

All that parcel of land in the Thirteenth District of Baltimore County.

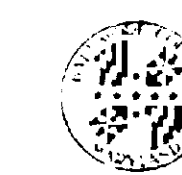
Being the property of William Thomas Palmisano, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, January 21, 1982, at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PLANNING DESCRIPTION

Beginning on N.E/S of Hollins Ferry Road, the SW/Corner of Seckel Court, being lot No. 45, Block 2, Recorded in the Land Records of Baltimore County in the 13th Election District on the Plat of Division, G.M.B. No. 20, folio 44. Also known as No. 82-160-A.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

January 12, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. William T. Palmisano
821 Seckel Court
Baltimore, Maryland 21227

RE: Petition for Variance
SW/Cor. of Hollins Ferry Rd. & Seckel Ct.
Case #82-160-A Item #98

Dear Mr. and Mrs. Palmisano:

This is to advise you that \$42.30 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of November 24, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments
for items number 94, 95, 96, 97, 98, 99, 100 and 101.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/r1j

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting Jan 2, 1983
Posted for: Variance
Petitioner: William T. Palmisano et ux
Location of property: SW corner of Hollins Ferry Rd. and Seckel Court
Location of Signs: SW corner of Hollins Ferry Rd. and Seckel Court
Remarks:
Posted by: W. J. G. G. G. Date of return: January 1, 1983
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104521

DATE: 1/18/82 ACCOUNT: 01-662
AMOUNT: \$42.30
RECEIVED: Dorothy L. Palmisano
FROM: Posting & Advertising of Case #82-160-A
FOR: 1808 423 14
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 21, 1982

Mr. & Mrs. William Thomas Palmisano
821 Seckel Court
Baltimore, Maryland 21227

RE: Petition for Variance
SW corner of Hollins Ferry Rd.
and Seckel Ct. - 14th Election District
William Thomas Palmisano, et ux -
Petitioners
NO. 82-160-A (Item No. 98)

Dear Mr. & Mrs. Palmisano:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 21, 1981
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of successive weeks before the
day of January 1982, the first publication
appearing on the 21st day of December
1981.

THE JEFFERSONIAN

L. L. L. L.
Manager

Cost of Advertisement: \$

PETITION FOR VARIANCE
13th DISTRICT
ZONING: Petition for Variance
LOCATION: Southwest corner of
Hollins Ferry Road and Seckel
Court.
DATE & TIME: Thursday, January
21, 1982 at 8:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing on the petition for variance to
permit a side yard setback of 18 feet instead
of the required 26 feet.
The zoning regulation to be ex-
cepted is as follows:
Section 102.3.B (V.C.3) - Minimum
side yard setback to D.R. 10.5 Zone
is 26 feet.
All that parcel of land in the
Thirteenth Election District of Baltimore
County.
Beginning on the Northwest side
west corner of Seckel Court, being
Lot No. 45, Block 2, Recorded in
the Land Records of Baltimore
County in the Thirteenth Election
District, & the East of Riverview,
G.E.R. No. 20, folio 44. Also known
as No. 821 Seckel Court.
Being the property of William
Thomas Palmisano, et ux, as shown
on plat plan filed with the zoning
department.
Hearing Date: Thursday, January
21, 1982 at 8:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Dec. 21.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102686

DATE: 12/22/81 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED: W. m. Thomas Palmisano
FROM: Posting & Advertising of Case #82-160-A
FOR: 1808 423 14
VALIDATION OR SIGNATURE OF CASHIER

Mr. and Mrs. William Thomas Palmisano
821 Seckel Court
Baltimore, Maryland 21227

December 21, 1981

NOTICE OF HEARING

RE: Petition for Variance
SW corner of Hollins Ferry Rd. & Seckel Court
Case #82-160-A

TIME: 9:30 A.M.

DATE: Thursday, January 21, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 13th day of December, 1981.
Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

98

Petitioner William & Dorothy Palmisano Submitted by Dorothy Palmisano
Petitioner's Attorney None Reviewed by JE

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|--|----------|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |

Reviewed by: JE/CR Revised Plans:
Change in outline or description: Yes ☐ No ☐
Previous case: None Map # None

#98

Office of
Columbia
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

December 31, 1981

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance SW Hollins Ferry

is inserted in the following:

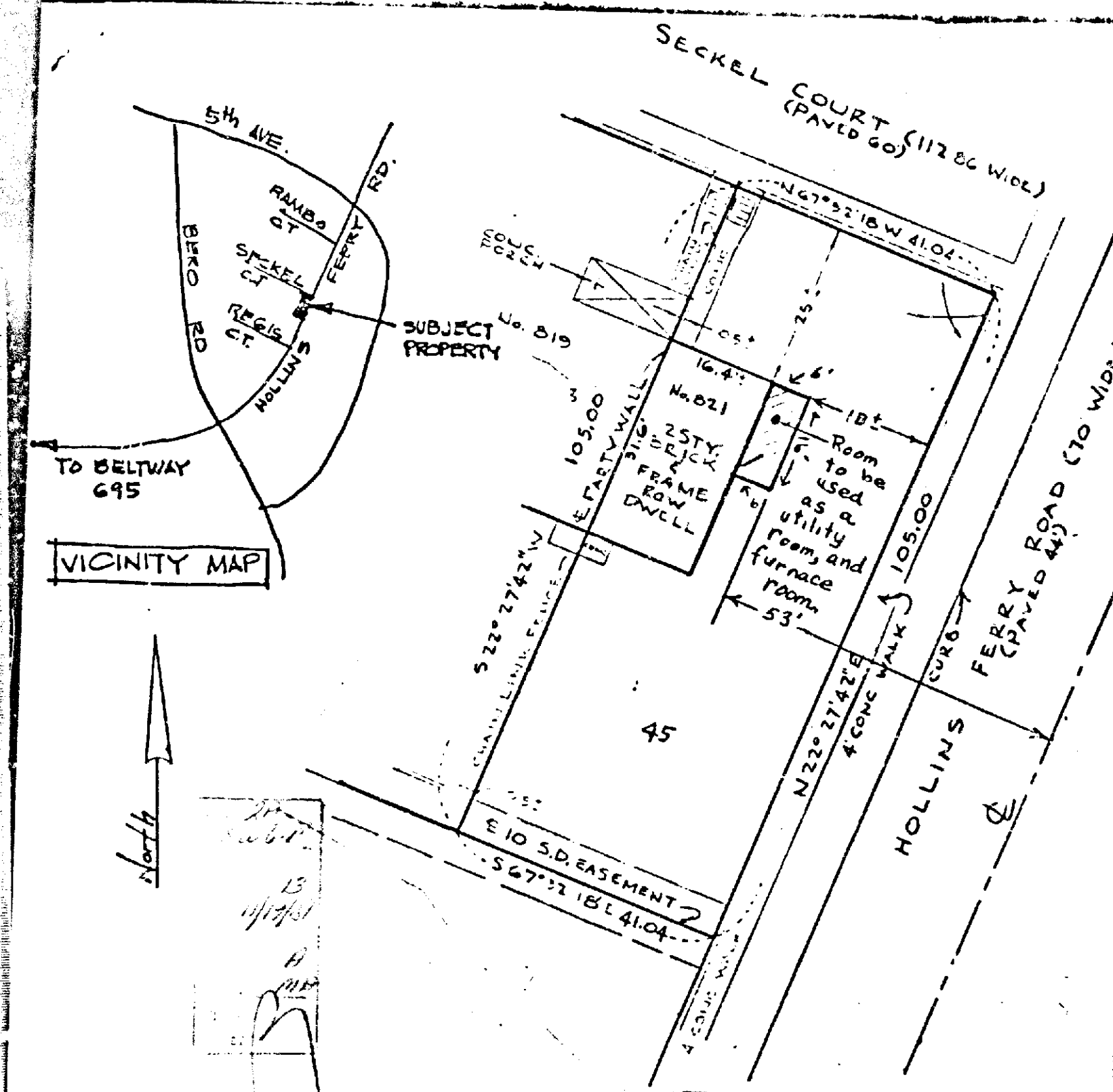
☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before
the 2 day of January 1982 that is to say,
the same was inserted in the issues of

December 31, 1981

COLUMBIA PUBLISHING CORP.

By *W. J. G. G. G.*



PLAT TO ACCOMPANY VARIANCE
FOR WILLIAM & DOROTHY PALMISANO
13th DIST. "RIVERVIEW"
LOT 45, BLK. 2, BOOK No. 20, Folio 44, T-A-2/11/54
DR 10.5
PUBLIC UTILITY EXISTING IN THE STREET
SCALE: 1" = 20'

Item 98